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FORM NO. WD-1

BOX 10

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,500.00

James K. Kephart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF January, 1987

Patricia Lee Lucas
Notary Public

MY COMMISSION EXPIRES: 7-18-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	Send Tax Bills To/Mortgagee Is:	MAP-PARCEL NUMBERS
James K. Kephart et ux (NAME)	Commerce Union Bank (NAME)	162-01-0-A-00
421 Hickory Glade Drive (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place (STREET ADDRESS)	17.00
Antioch, TN 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37239 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, W. L. Bainbridge, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, James K. Kephart and wife, Linda D. Kephart

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

A certain Planned Unit Development in Davidson County, Tennessee, being Unit 17 on the plan of Phase I, Hickory Glade, of record in Book 6250, page 889, Register's Office for said County, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being part of the same property conveyed to W. L. Bainbridge, Inc. by deed from Roy E. Nelson and wife, Margaret L. Nelson of record in Book 6707, page 744, and by deed from H. L. Kieffer, unmarried of record in Book 6707, page 753, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of covenants, conditions and restrictions of record in Book 6824, page 929, and re-record in Book 6898, page 896; Book 6824, page 952, and re-recorded at Book 6898, page 919; Book 6898, page 920, all in the Register's Office for said County, and to the matters set forth in the above referenced plan of record.

87046

IDENTIFICATION REFERENCE

JAN 26 12 28 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 421 Hickory Glade Drive (House Number) (Street) Antioch, TN 37013 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 23rd day of January, 19 87

W. L. Bainbridge, Inc.

BY:

W. L. Bainbridge, President

CBLR
DBK LR

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INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of _____

Personally appeared before me, _____, a Notary Public of said county, _____

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this _____ day of _____, 19____.

_____
NOTARY PUBLIC

My commission expires:

_____

CORPORATE ACKNOWLEDGEMENT

State of Tennessee

County of Davidson

Before me, the undersigned of the state and county aforesaid, personally appeared W. L. Bainbridge, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of the W. L. Bainbridge, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office in Nashville, Tennessee this 23rd day of January, 19 87

Patricia Spicer Carden
NOTARY PUBLIC

My commission expires: 7/18/88

WARRANTY DEED

FROM
W. L. Bainbridge, Inc.

TO
James K. Kephart and wife,
Linda D. Kephart

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

SOLD . 7- CANT.
'68.00 CSTAX
.50 PRFEE
0.00 MORTG
CHECK 170.3.-
298.67/28787 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87046

IDENTIFICATION REFERENCE

JAN 26 12 28 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No38513